WARRANTY DEED

BEDFORD-H01477

STATE OF Tennessee
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $137,000.00

Matthew Ney
Affiant

Subscribed and sworn to before me, this 31st DAY OF August, 2001.

Notary Public

MY COMMISSION EXPIRES: 10/9/2002
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE EXPIRES: OCT 9, 2002 SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

Middle Tennessee Escrow Company, LLC
120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Mathew Ney and wife Andrea Bedford	1st Trust Bank for Savings	141-11-A-65
(NAME)	(NAME)	
7005 Bay Cove Trail	P.O. Box 17257	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37221	Memphis, TN 38187-0257	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, JAMES M. MAITLAND, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto MATHEW NEY AND WIFE ANDREA BEDFORD, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 172 on the Plan of Rolling River Estates, Phase 1, of record in Book 5200, page 184 & 185, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to James M. Maitland by Substitutes Trustees Deed from John Robert Gower and Judy G. O'Guin filed for record on 06/15/01, by Instrument No. 20010615-0063564, said Register's Office.

This is improved (X) property, known as 7005 Bay Cove Trail, Nashville, Tennessee 37221
unimproved ( )
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 31st day of August, 2001.

James M Maitland

James M. Maitland

STATE OF Tennessee
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James M. Maitland, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Hendersonville (city), TN (state), this 31st day of August, 2001.

My Commission Expires: Oct 9, 2002

Notary Public

NOTARY PUBLIC AT LARGE EXPIRES: OCT. 9, 2002 SUMNER COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 09/17/01 14:45 2pgs
Fees:13.00 Taxes:505.90

20010917-0100572

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, _____, a Notary Public within and for said County and State aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the 31st day of August, 2001.

My Commission Expires _____

_____
Notary Public

RETURN TO:

Middle Tennessee Escrow Company
120 Anderson Lane
Hendersonville, Tennessee 37075